

## THE GENERAL ASSEMBLY OF PENNSYLVANIA

## SENATE BILL

No. 259

Session of  
2013

INTRODUCED BY YAW, BAKER, FONTANA, RAFFERTY, FOLMER, VOGEL,  
WAUGH, BROWNE, McILHINNEY, VULAKOVICH AND HUGHES,  
JANUARY 18, 2013

AS REPORTED FROM COMMITTEE ON ENVIRONMENTAL RESOURCES AND  
ENERGY, HOUSE OF REPRESENTATIVES, AS AMENDED, JUNE 25, 2013

## AN ACT

1 Amending the act of July 20, 1979 (P.L.183, No.60), entitled "An  
2 act regulating the terms and conditions of certain leases  
3 regarding natural gas and oil," adding definitions; providing  
4 for payment information to interest owners for accumulation  
5 of proceeds from production, FOR APPORTIONMENT AND FOR  
6 CONFLICTS; and making editorial changes. <--

7 The General Assembly of the Commonwealth of Pennsylvania  
8 hereby enacts as follows:

9 Section 1. Section 1 of the act of July 20, 1979 (P.L.183,  
10 No.60), entitled "An act regulating the terms and conditions of  
11 certain leases regarding natural gas and oil," is repealed:

12 [Section 1. A lease or other such agreement conveying the  
13 right to remove or recover oil, natural gas or gas of any other  
14 designation from lessor to lessee shall not be valid if such  
15 lease does not guarantee the lessor at least one-eighth royalty  
16 of all oil, natural gas or gas of other designations removed or  
17 recovered from the subject real property.]

18 Section 2. The act is amended by adding sections to read:

1 Section 1.1. Short title.

2 This act shall be known and may be cited as the Oil and Gas  
3 Lease Act.

4 Section 1.2. Definitions.

5 The following words and phrases when used in this act shall  
6 have the meanings given to them in this section unless the  
7 context clearly indicates otherwise:

8 "Check stub." The financial record attached to a check.

9 "Division order." An agreement signed by an interest owner  
10 directing the distribution of proceeds from the sale of oil,  
11 gas, casing head gas or other related hydrocarbons. The order  
12 shall direct and authorize the payor to make payment for the  
13 products taken in accordance with the division order.

14 "Interest owner." A person who is legally entitled to  
15 payment from the proceeds derived from the sale of oil or gas  
16 from an oil or gas well located in this Commonwealth.

17 "Mcf." A unit of measurement expressed by 1,000 cubic feet.

18 Section 1.3. Royalty guaranteed.

19 A lease or other such agreement conveying the right to remove  
20 or recover oil, natural gas or gas of any other designation from  
21 the lessor to the lessee shall not be valid if the lease does  
22 not guarantee the lessor at least one-eighth royalty of all oil,  
23 natural gas or gas of other designations removed or recovered  
24 from the subject real property.

25 Section 3. Section 2 of the act is amended to read:

26 [Section 2. An oil, natural gas or other designation gas  
27 well or oil, natural gas or other designation gas lease which  
28 does not provide a one-eighth metered royalty shall be subject  
29 to such an escalation when its original state is altered by new  
30 drilling, deeper drilling, redrilling, artificial well

1 stimulation, hydraulic fracturing or any other procedure for  
2 increased production. A lease shall not be affected when the  
3 well is altered through routine maintenance or cleaning.]

4 Section 2. Escalation required for alteration to original  
5 state.

6 An oil, natural gas or other designation gas well or oil,  
7 natural gas or other designation gas lease which does not  
8 include a one-eighth metered royalty shall be subject to an  
9 escalation equal to one-eighth metered royalty when its original  
10 state is altered by new drilling, deeper drilling, redrilling,  
11 artificial well stimulation, hydraulic fracturing or any other  
12 procedure to increase production. A lease shall not be affected  
13 when the well is altered through routine maintenance or  
14 cleaning.

15 Section 4. The act is amended by adding sections to read:

16 SECTION 2.1. APPORTIONMENT. <--

17 WHERE AN OPERATOR HAS THE RIGHT TO DEVELOP MULTIPLE  
18 CONTIGUOUS LEASES SEPARATELY, THE OPERATOR MAY DEVELOP THOSE  
19 LEASES JOINTLY BY HORIZONTAL DRILLING UNLESS EXPRESSLY  
20 PROHIBITED BY A LEASE. IN DETERMINING THE ROYALTY WHERE MULTIPLE  
21 CONTIGUOUS LEASES ARE DEVELOPED, IN THE ABSENCE OF AN AGREEMENT  
22 BY ALL AFFECTED ROYALTY OWNERS, THE PRODUCTION SHALL BE  
23 ALLOCATED TO EACH LEASE IN SUCH PROPORTION AS THE OPERATOR  
24 REASONABLY DETERMINES TO BE ATTRIBUTABLE TO EACH LEASE.

25 Section 3.1. Commencement of guaranteed royalty.

26 Whenever a procedure to increase production has been  
27 completed prior to the effective date of this section, metering  
28 and the royalty required under section 1.3 or 2 shall commence  
29 after December 17, 1979.

30 Section 3.2. Payment information to interest owners.

1 Whenever payment is made for oil or gas production to an  
2 interest owner, whether pursuant to a division order, lease,  
3 servitude or other agreement, all of the following information,  
4 at a minimum, shall be included on the check stub or on an  
5 attachment to the form of payment, unless the information is  
6 otherwise provided on a regular basis:

7 (1) A name, number or combination of name and number  
8 that identifies the lease, property, unit or well or wells  
9 for which payment is being made; and the county in which the  
10 lease, property or well is located.

11 (2) Month and year of gas production.

12 (3) Total barrels of crude oil or number of Mcf of gas  
13 or volume of natural gas liquids sold.

14 (4) Price received per barrel, Mcf or gallon.

15 (5) Total amount of severance and other production taxes  
16 and other deductions permitted under the lease, with the  
17 exception of windfall profit tax.

18 (6) Net value of total sales from the property less  
19 taxes and deductions from paragraph (5).

20 (7) Interest owner's interest, expressed as a decimal or  
21 fraction, in production from paragraph (1).

22 (8) Interest owner's share of the total value of sales  
23 prior to deduction of taxes and deductions from paragraph  
24 (5).

25 (9) Interest owner's share of the sales value less the  
26 interest owner's share of taxes and deductions from paragraph  
27 (5).

28 (10) Contact information, including an address and  
29 telephone number.

30 Section 3.3. Accumulation of proceeds from production.

